

**16 Berri Avenue, Officer South, Vic 3809**



**Sold House**

Saturday, 2 March 2024

16 Berri Avenue, Officer South, Vic 3809

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 585 m2**

**Type: House**



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**\$935,000**

Perfectly positioned in the newly established and thriving Kaduna Park Estate, Sianna homes custom built offers an exclusive opportunity to secure a premium display quality home and invest in your future. Creating a commanding street presence the immediately captivating façade utilises a unique blend of brick, render and tiles, accentuated by the raised roof. Set on an impressive 584m<sup>2</sup> allotment and approximately 33 squares-built area in total, there is no doubt that when it comes to space and comfort this home will tick all the boxes. On arrival you will be captivated by the sleek and modern front façade that features low maintenance gardens, garden beds, solid timber front door, outdoor lighting, double remote-controlled garage and a double side gate access point to store your trailer/camper. As you step inside, you'll be greeted by a beautifully designed interior, wide entrance, and high ceilings, with the convenience of five bedrooms, two bathrooms, two living zones. The bedrooms are well-appointed with the master suite located to the front of the home and boasts a sizable walk-in robe, an ensuite that offers dual vanity sinks, a large tile-based shower and private toilet whilst the remaining bedrooms are all located around the main bathroom. The heart of the home centres around the kitchen, illuminated by the sun's rays through a large skylight, showcasing upgraded appliances with a 900mm gas cooktop and oven, stainless steel dishwasher, butlers pantry, 40mm stone bench tops, undermount sink, soft closing draws, mirrored glass splash back and breakfast bar, that overlooks the meals and living zone and extends out to the merbau decked alfresco area, making this space perfect for indoor/outdoor entertaining with family and friends, and leaves a good amount of space for the kids and pets to play. Located amongst the vibrant Kaduna Park Estate, with easy access to the M1 freeway, access to quality education, great shops, and places to explore on the weekend, this is a property which will serve you for many years to come. Upgrades include:

- Designer façade featuring brick, render and tiled finish
- Luxury kitchen with stone benchtops, Westinghouse appliances and butler's pantry
- zoned gas ducted heating with split cooling system.
- 2590mm high ceilings
- LED downlights throughout
- Designer pendant lights
- Exposed aggregate driveway

For more information on this amazing opportunity, don't hesitate to contact Sai Allamneni or Deepak Devaraj 0411 846 217 or we look forward to seeing you at our next open for inspection. Please see the below link for an up-to-date copy of the Due Diligence Check List: <https://www.consumer.vic.gov.au/duediligencechecklist> **DISCLAIMER:** All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.